

FAIRFAX COUNTY, VIRGINIA
2005 SOUTH COUNTY AREA PLANS REVIEW
NOMINATION TO AMEND THE COMPREHENSIVE PLAN

Staff Use Only

Date Received: 9/20/05
Date Accepted: _____
Planning District: _____
Special Area: _____

SECTION 1: NOMINATOR/AGENT INFORMATION

Name: Ken Sachs 703-929-5416
~~Cho, Jae H. & Cho, Chung H.~~ Daytime Phone: ~~703-628-6375~~
6207 Old Keene Mill Ct, Springfield, VA
Address: ~~5019 Burke Drive, Alexandria, VA, 22309~~ 22152

Nominator E-mail Address: ktsachs@aol.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):

Ken Sachs KEN SACHS

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter):

Jae H. Cho Chung H. Cho

Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:

SECTION 2: GENERAL INFORMATION

Check appropriate supervisor district: ☐ Braddock ☐ Lee ☐ Mason ☒ Mount Vernon ☐ Springfield

Total number of parcels nominated: 2

Total aggregate size of all nominated parcels (in acres and square feet): 38,525sq. ft. .88acres

Is the nomination a Neighborhood Consolidation Proposal: ☐ Yes ☒ No

SECTION 3: SPECIFIC INFORMATION – Attach either the Specific Information Table found at the end of this application form or a separate 8 ½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Section 1 (above).

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

SECTION 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN DESIGNATIONS

See Section IV, #4, of the Citizen's Guide for instructions.

Current Comprehensive Plan text for nominated property: *OFFICE UP TO 0.35 FAR*
RETAIL UP TO 0.25 FAR

Use the Plan on the Web for your citation. It is the most up-to-date. Link: www.fairfaxcounty.gov/dpz/.

Please see attached for citation.

Current Plan Map Designation: *1-2 du/a and Neighborhood Retail*
~~R2 (parcel 79A and C8 (parcel 79B))~~

Proposed Comprehensive Plan Designation: *all*
~~Parcel 79A to C8~~ *neighborhood retail*

Mixed Use

If you are proposing Mixed Use, it must be expressed in terms of floor area ratio (FAR). The percentage and intensity/density of the different types of uses must be specific and must equal 100% of the total FAR proposed. The mix and percentage of uses provided by the nominator are what staff and the task force will review. Ranges are not acceptable.

Categories	Percent of Total FAR
Office	
Retail	
Public Facility, Gov & Institutional	
Private Recreation/Open Space	
Industrial	
Residential*	
TOTAL	100%

* If residential is a component, please provide the approximate number and type of dwelling unit as well as the approximate square footage per unit assumed (i.e., 300 mid-rise multifamily units at 800 square feet per unit).

Residential Land Use Categories

Categories expressed in dwelling units per acre (du/ac)	Number of Units
.1 - .2 du/ac (5-10 acre lots)	
.2 - .5 du/ac (2-5 acre lots)	
.5 - 1 du/ac (1 - 2 acre lots)	
1 - 2 du/ac	
2 - 3 du/ac	
3 - 4 du/ac	
4 - 5 du/ac	
5 - 8 du/ac	
8 - 12 du/ac	
12 - 16 du/ac	
16 - 20 du/ac	
20 + du/ac**	

** If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30-40 du/ac.

SECTION 5: MAP OF SUBJECT PROPERTY

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8 1/2 x 11 inches. Maps in color will not be accepted.

SECTION 6: JUSTIFICATION

Each nomination must conform with the Policy Plan and must meet at least one of the following guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

- ☐ The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.
- ☒ There are oversights or land use related inequities in the adopted Plan that affect the area of concern.

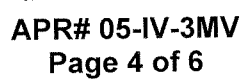
All completed nomination forms must be submitted between July 1, 2005 and September 21, 2005 to:

Fairfax County Planning Commission Office
Government Center Building, Suite 330
12000 Government Center Parkway
Fairfax, Virginia 22035-5505

All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

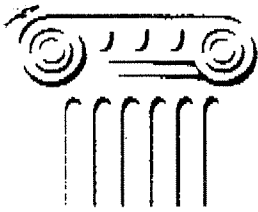
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Section 6: Justification

There are oversights or land use related inequities in the adopted Plan that affect the area of concern.

- The property is located on Richmond Highway in a Commercial Revitalization Zone. The property has split zoning with approximately one half zoned C-8 and the other half zoned R-2. It is logical to consolidate both properties into a C-8 zoning which allows the intent of a commercial revitalization area to be realized.
- The small size of the lot and the narrow shape and highway exposure do not allow for functional layouts under multiple zoning categories due to setbacks, etc.
- It is also logical to increase the Plan's .25 or .35 FAR (retail and office respectively) to a FAR typical of C-8 zoning to allow urban style design vocabulary along this important artery.
- Richmond Highway widening: Meetings with VDOT and FCDOT suggest a future road widening will require 88 feet from the Richmond Highway's centerline reducing frontage of the site by 30 feet. If the owner is unable to receive a zoning change from R-2 to C-8 zoning, the site becomes effectively unbuildable given zoning regulations which require setbacks between residential and commercial zoning. Such a position would have substantial negative impact for the current owner.
- The property is on Richmond Highway, not in the Gum Springs community. The adjacent land includes a vacant parcel that is unbuildable because of its width, a church parking lot along the rear of the property and the parking lot of a town home development to the South. The current Comprehensive Plan reads as if the site is within the Gum Springs residential neighborhood. We do not know of other Richmond Highway property in a revitalization area that is similarly classified.
- A low density R-2 zoning use is inappropriate given its location on Richmond Highway and neighboring uses and densities.



METROPOLITAN ASSET MANAGEMENT, INC.

6207 OLD KEENE MILL COURT
SPRINGFIELD, VIRGINIA 22152

November 7, 2005

Ms. Meghan Van Dam
Fairfax County
Department of Planning & Zoning
12055 Government Center Pkwy
Suite 730
Fairfax VA 22030

RE: Comprehensive Plan Nomination
Tax Map 102-1-1-0079A
Tax Map 102-1-1-0079B

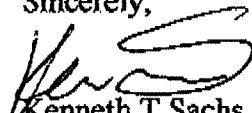
Dear Ms Van Dam:

Please allow this letter to clarify our application for the nomination for the above referenced parcels as noted below:

1. Current plan designation is 5-8/dwelling units per acre for Tax Map 102-1-1-0079A.
2. Current plan designation is retail/other for Tax Map 102-1-1-0079B.
3. We propose neighborhood commercial for both of the nominated parcels.
Proposed FAR limits should be retail uses at 0.50 FAR and 0.75 for office use.

Should you have any further questions, please give me a call.

Sincerely,


Kenneth T Sachs
Associate Broker